

CAPISTRANO UNIFIED SCHOOL DISTRICT  
33122 Valle Road  
San Juan Capistrano, CA 92675  
BOARD OF TRUSTEES  
Workshop Meeting

June 26, 2019

Workshop

6:30 p.m.

**AGENDA**

**WORKSHOP 6:30 P.M.**

**CALL TO ORDER – ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF THE AGENDA**

**1. PRESENTATION UPDATE ON THE WESTERN SCHOOL FACILITIES IMPROVEMENT DISTRICT FACILITIES NEEDS: INFORMATION/ DISCUSSION**

The Board will receive an informational presentation update on the proposed Western area School Facilities Improvement District (SFID) facilities needs for a proposed March 2020 bond election. Per Board direction, the presentation will focus on a potential bond at \$34 per \$100,000 of assessed value concentrating on Dana Hills High School, Aliso Niguel High School, and Niguel Hills Middle School Kitchell report priorities, modernization, and new construction as well as Kitchell report priorities 1 for all other schools within the proposed Western SFID.

***CUSD WIG 3: Facilities – Optimize facilities and learning environments for all students.***

***Contact: Clark Hampton, Deputy Superintendent, Business and Support Services***

**Staff Recommendation**

It is recommended the Board President recognize Clark Hampton, Deputy Superintendent, Business and Support Services, to present information on this item and answer any questions Trustees may have. This is an information item only and no Board action is necessary.

**2. PRESENTATION ON THE SAN CLEMENTE HIGH SCHOOL ARCHITECTURAL APPROACH FOR MASTER PLAN AND RENDERINGS: INFORMATION/ DISCUSSION**

The Board will receive an informational presentation on the San Clemente High School Architectural Approach for Master Plan and Renderings, per the proposed regional School Facilities Improvement District bond measure.

***CUSD WIG 3: Facilities – Optimize facilities and learning environments for all students.***

***Contact: Clark Hampton, Deputy Superintendent, Business and Support Services***

**Staff Recommendation**

It is recommended the Board President recognize Clark Hampton, Deputy Superintendent, Business and Support Services, to present information on this item and answer any questions Trustees may have. This is an information item only and no Board action is necessary.

**ADJOURNMENT**

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_

**THE NEXT REGULAR MEETING OF THE BOARD OF TRUSTEES IS  
WEDNESDAY, JULY 17, 2019, 7:00 P.M.  
AT THE CAPISTRANO UNIFIED SCHOOL DISTRICT OFFICE BOARD ROOM  
33122 VALLE ROAD, SAN JUAN CAPISTRANO, CALIFORNIA**

For information regarding Capistrano Unified School District, please visit our website:

[www.capousd.org](http://www.capousd.org)

## **INSTRUCTIONS FOR PRESENTATIONS TO THE BOARD BY PARENTS AND CITIZENS PRESENT AT THIS MEETING**

We are pleased you can be with us at this meeting, and we hope you will return often. Your visit assures us of continuing community interest in our schools.

The members of the Board of Trustees of this District are locally elected state officials, who serve four-year terms of office, and who are responsible for the educational program of our community from grades kindergarten through twelve. They are required to conduct programs of the schools in accordance with the State of California Constitution, the State Education Code, and other laws relating to schools enacted by the Legislature, and policies and procedures which this Board adopts.

The Board is a policy-making body whose actions are guided by the school district's Mission and Goals. Administration of the District is delegated to a professional administrative staff headed by the Superintendent.

The agenda and its extensive background material are studied by each member of the Board for at least two days preceding the meeting. Board Members can call the administrative staff for clarification on any item, and many of the items on the agenda were discussed by the Board during previous meetings. These procedures enable the Board to act more effectively on agenda items than would otherwise be possible.

### **WHAT TO DO IF YOU WISH TO ADDRESS THE BOARD OF TRUSTEES**

**CLOSED SESSION:** In accordance with Education Code § 35146 and Government Code § 54957, the Board may recess to Closed Session to discuss personnel matters which they consider inadvisable to take up in a public meeting.

Members of the public shall have an opportunity to address the Board regarding items on the agenda to be considered during Closed Session prior to the Board adjourning the meeting to Closed Session. Individual presentations are limited to a maximum of three minutes; however, the time assigned for individual presentations could be fewer than three minutes depending upon the total number of speakers who wish to address a specific agenda topic.

**ORAL COMMUNICATIONS (Non-Agenda Items):** Regular, scheduled meetings of the Board shall have a portion of each meeting devoted to Oral Communications. Oral Communications, will take place following Special Recognitions. The total time for the Oral Communications portion of regular meetings shall be twenty minutes. Individual presentations are limited to a maximum of three minutes per individual but could be less if there are a large number of Oral Communication speakers. Legally, the Board may not take action on items raised by speakers under Oral Communications. The Board may, however, at its discretion, refer items to the administration for follow-up or place topics on a future Board agenda.

**ORAL COMMUNICATIONS (Agenda Items):** Members of the public shall also have an opportunity to address the Board on Open Session agenda items before their consideration by the Board. Individual presentations for the Consent Calendar are limited to a maximum of five minutes for all Consent Calendar items. Individual presentations for Discussion/Action agenda items are limited to a maximum of three minutes however; the time assigned for individual presentations could be fewer than three minutes depending upon the total number of speakers, who wish to address a specific agenda topic. The total time for presentations shall be limited to twenty minutes per agenda topic, unless the Board grants additional time. The Board shall hear all presentations after any staff comments but prior to the formal discussion by Board members of the agenda topic under consideration.

Once an agenda item has been opened for public comment, no additional "Request to Address the Board of Trustees" cards shall be accepted for that topic unless otherwise approved by the Board. When addressing a specific item on the agenda, the Board may vote to allow additional public speaker time for an individual Discussion/Action item.

**PUBLIC HEARINGS:** Any time the Board schedules a separate public hearing on a given topic, it shall not hear speakers on that topic before the public hearing, except as to the scheduling of the hearing, nor shall it hear speakers after the hearing, except as to changes in the recommended action at the time of the hearing.

#### **REASONABLE ACCOMMODATION**

*In order to help ensure participation in the meeting of disabled individuals, appropriate disability-related accommodations or modifications shall be provided by the Board, upon request, in accordance with the Americans with Disabilities Act (ADA). Persons with a disability who require a disability-related accommodation or modification, including auxiliary aids and services in order to participate in a Board meeting, shall contact the Superintendent or designee in writing by noon on the Friday before the scheduled meeting. Such notification shall provide school district personnel time to make reasonable arrangements to assure accessibility to the meeting.*

**CAPISTRANO UNIFIED SCHOOL DISTRICT  
BOARD REPORT**

To: Board of Trustees

From: Clark Hampton, Deputy Superintendent, Business and Support Services

Prepared by: John Forney, Chief Facilities Officer

Date: June 26, 2019

Board Item: Presentation Update on the Western School Facilities Improvement District  
Facilities Needs

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**HISTORY**

Since late 2016, the District has been working with the Facilities and Finance Advisory Committee made up of community members from across all regions of the District to help the community understand the District's funding, facilities needs and options for funding these significant needs. In order to best determine the needs of its facilities, the District undertook an extensive Districtwide facilities condition assessment prepared by Kitchell.

**BACKGROUND INFORMATION**

At the June 20, 2018 Board meeting, the Facilities and Finance Advisory Committee presented a proposal, developed in partnership with District staff, for potentially placing one or more regional bond measures on the March 2020 ballot. The committee also presented a summary timeline including tasks to be completed leading up to the Board of Trustees considering placing a measure(s) on the March 2020 ballot. The Board approved this timeline and regional bond measure approach.

**CURRENT CONSIDERATIONS**

Staff will present a presentation update on the efforts underway.

**FINANCIAL IMPLICATIONS**

There are no financial implications for this item.

**STAFF RECOMMENDATION**

District staff recommends the Board of Trustees receive the informational presentation update on the planning for a potential regional bond measure for March 2020. This is an information item only and no Board action is necessary.

**PREPARED BY:** John Forney, Chief Facilities Officer

**APPROVED BY:** Clark Hampton, Deputy Superintendent, Business and Support Services



# Capistrano Unified School District

Western Region School Facilities Improvement District  
(Dana Point, Laguna Niguel, and Aliso Viejo)

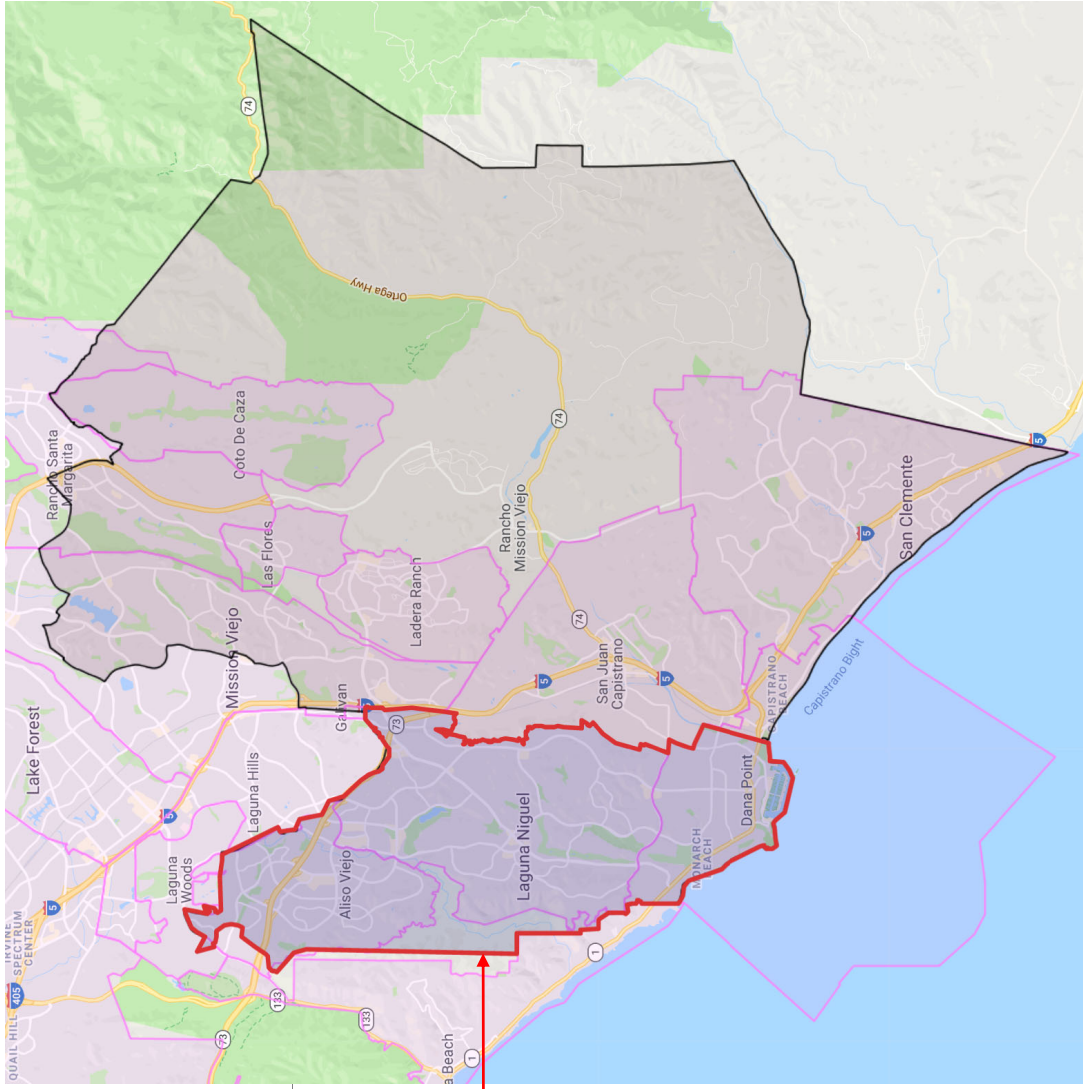
## Proposed Bond Program Update

JUNE 26, 2019



# Western Bond Region: Dana Point, Laguna Niguel and Aliso Viejo

Western  
SFID  
Boundary

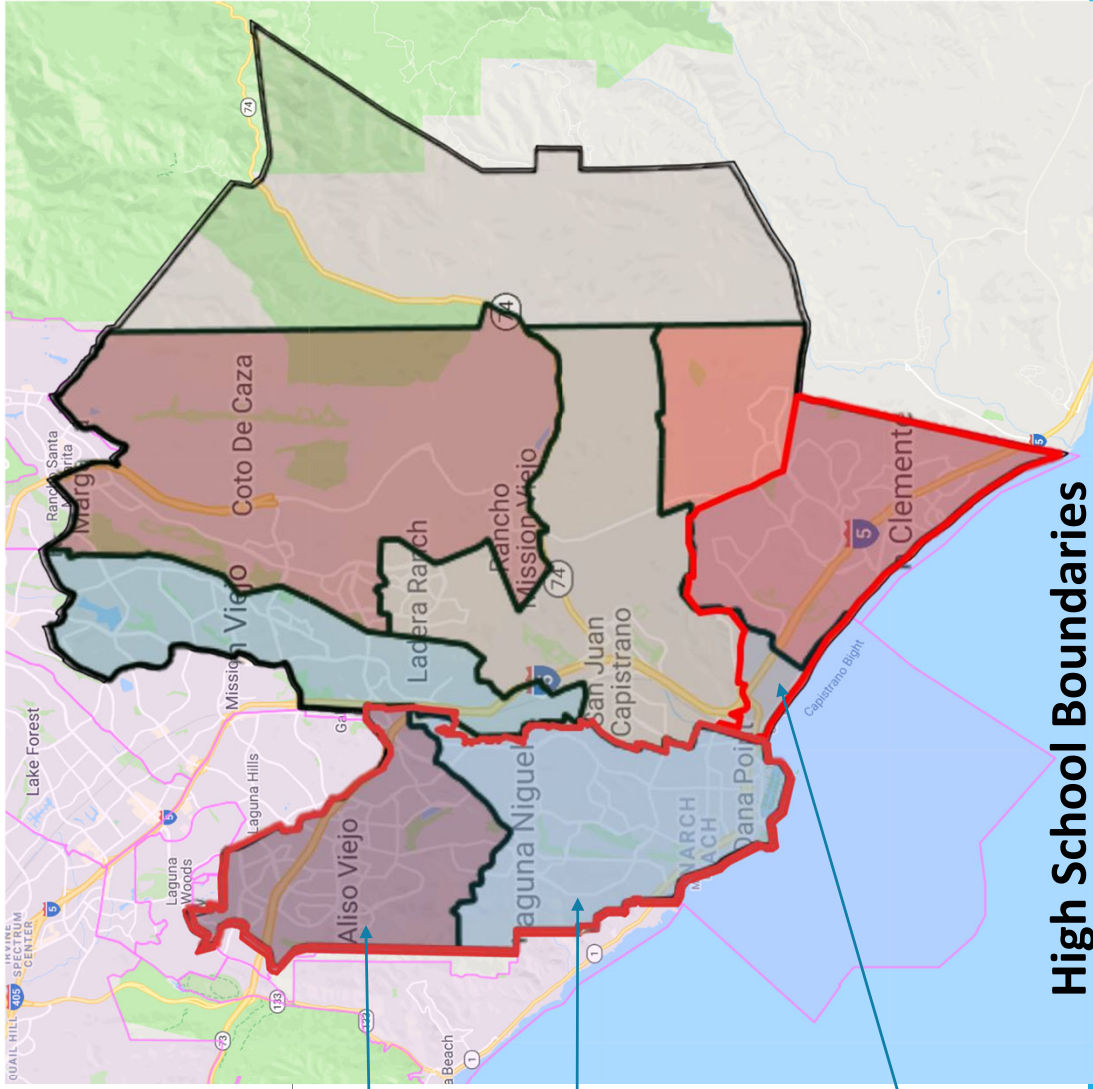


# Western Bond Region: Dana Point, Laguna Niguel and Aliso Viejo

ANHS  
Boundary

DHHS  
Boundary

Capo Beach area  
of Dana Point in  
Southern SFID



## High School Boundaries

# Western Region Bond Amount Summary

"Western" Boundary Summary [Aliso Viejo, Laguna Niguel, Dana Point] 5 Year Implementation Plan		
<b><i><u>Tax Levy (Dollars)</u></i></b>	<b><i><u>Bond Amount (Millions)</u></i></b>	<b><i><u>Proceeds (Millions)</u></i></b>
34	300	293
Tax levy is per \$100,000 of assessed value. Bond amount and proceeds in millions of dollars. Estimated April 2019 based on FY 2018-19 AV.		



## Option Proposed:

### **Dana Hills High School, Aliso Niguel High School and Niguel Hills Middle School**

- New Buildings (Including replacement of portable classrooms)
- Renovate Classrooms

### **Western Region Area Wide**

- Facilities Assessment – Priorities I as budget allows



## Dana Hills High School New Building Construction Cost

New Buildings	Estimated Cost
New Performing Arts Theater	\$20,470,230
Second Gymnasium	\$12,180,000
50 Meter Pool and Support Facilities	\$13,775,000
New Permanent Building to Replace all Portables	\$30,145,500
<b>New Building Total</b>	<b>\$76,570,730</b>

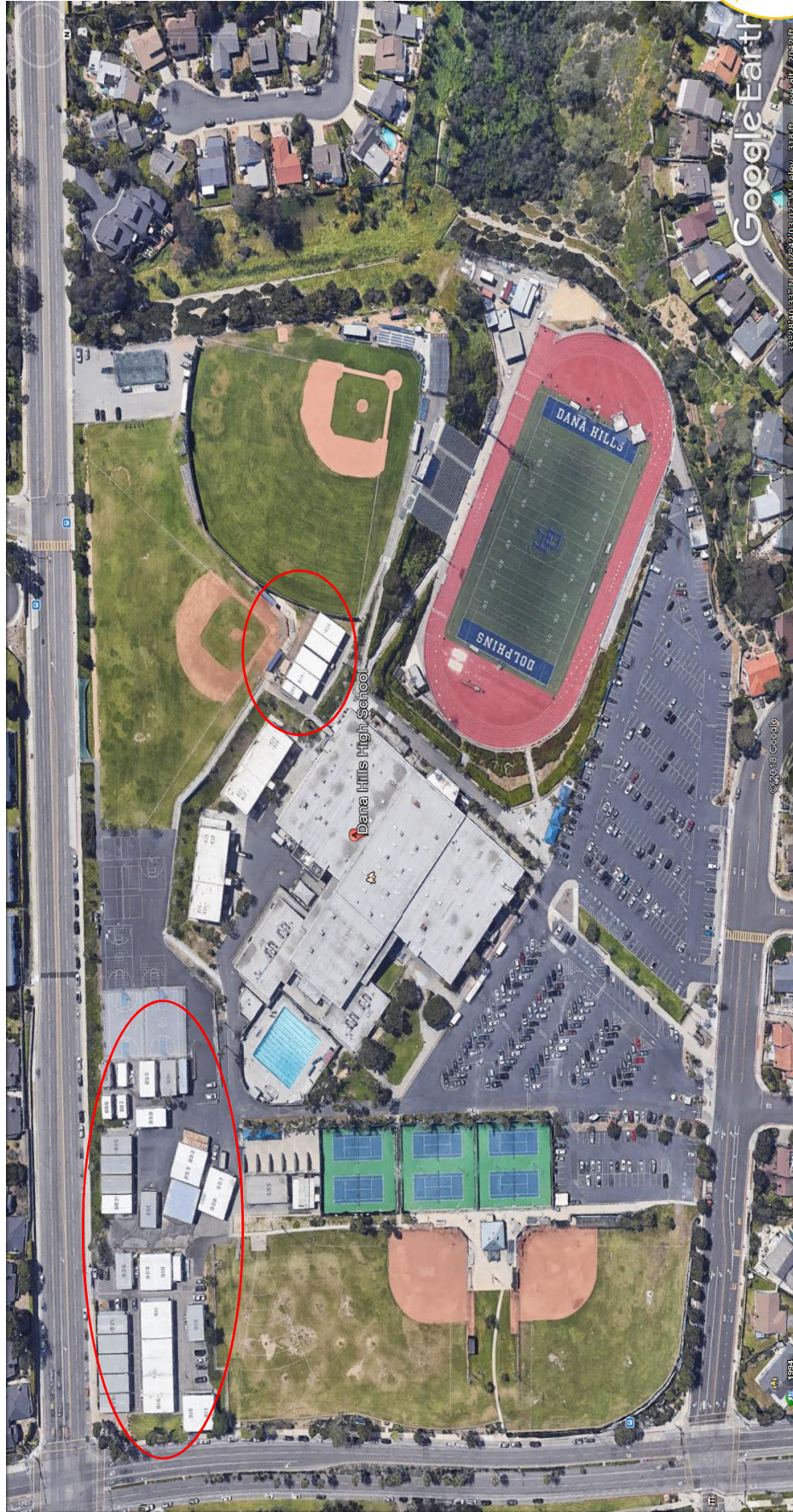
### Notes:

- 1) Costs were prepared without a detailed facilities master plan.
- 2) Costs were prepared based on preliminary scope and without defined environmental requirements and design concepts. Once projects commence, costs may be subject to change.
- 3) Costs presented are estimates only and are based on average industry pricing.





# Proposed New Buildings at Dana Hills High School (Site Map)



# Dana Hills High School Renovation Project Cost

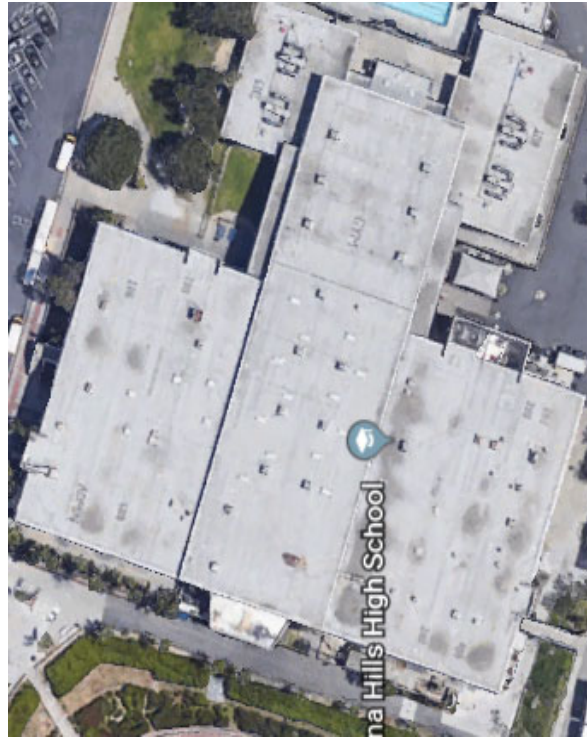
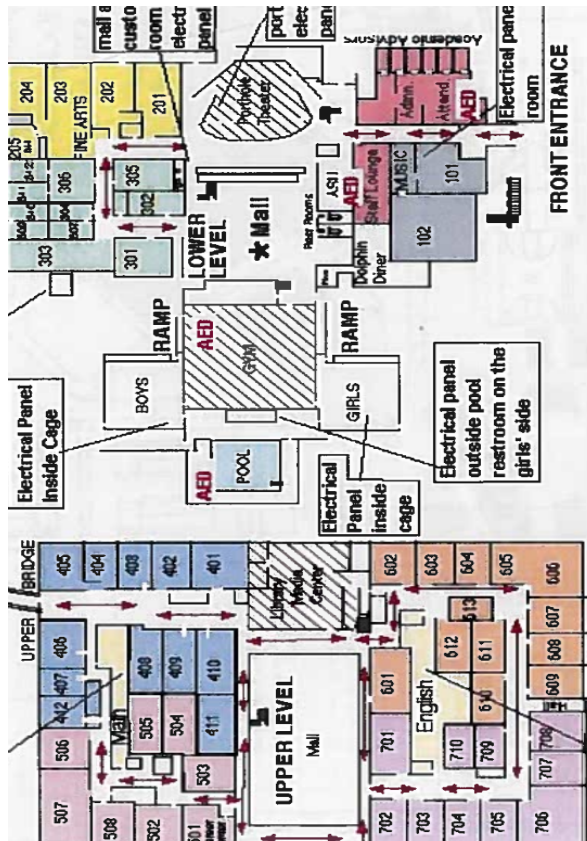
Renovations	Estimated Cost
School Renovation	\$60,064,438
Air Conditioning in Gymnasium	\$1,411,140
<b>Renovation Total</b>	<b>\$61,475,578</b>

Current Scope Includes All New:

- Roof
- HVAC
- Electrical
- Lighting
- Technology infrastructure upgrades
- Doors and Hardware
- Paint
- Flooring
- Furniture
- Ceiling Tiles
- Window Coverings
- Accessibility Upgrades



# Proposed Renovated Classroom Buildings – Dana Hills High School



## Aliso Niguel High School New Building Construction Cost

New Buildings	Estimated Cost
Permanent Building to Replace Older Portables	\$27,561,600
50 Meter Pool with Support Facilities	\$13,775,000
<b>New Building Total</b>	<b>\$41,336,600</b>

### Notes:

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## Aliso Niguel High School Renovation Project Cost

Renovations	Estimated Cost
Classroom Renovation	\$46,006,724
Theater Renovation	\$5,608,600
Air Conditioning in Gymnasium	\$907,929
<b>Renovation Total</b>	<b>\$52,523,253</b>

Current Classroom and Theater Scope Includes

All New:

- Roof
- HVAC
- Electrical
- Lighting
- Technology infrastructure upgrades
- Doors and Hardware
- Paint
- Flooring
- Furniture
- Ceiling Tiles
- Window Coverings
- Accessibility Upgrades



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## Niguel Hills Middle School New Building Construction Cost

New Buildings	Estimated Cost
Multipurpose Room	\$4,516,750
Permanent Building to Replace Portable Classrooms. Improve community access to Joint Use Fields.	\$24,140,325
<b>New Building Total</b>	<b>\$28,657,075</b>

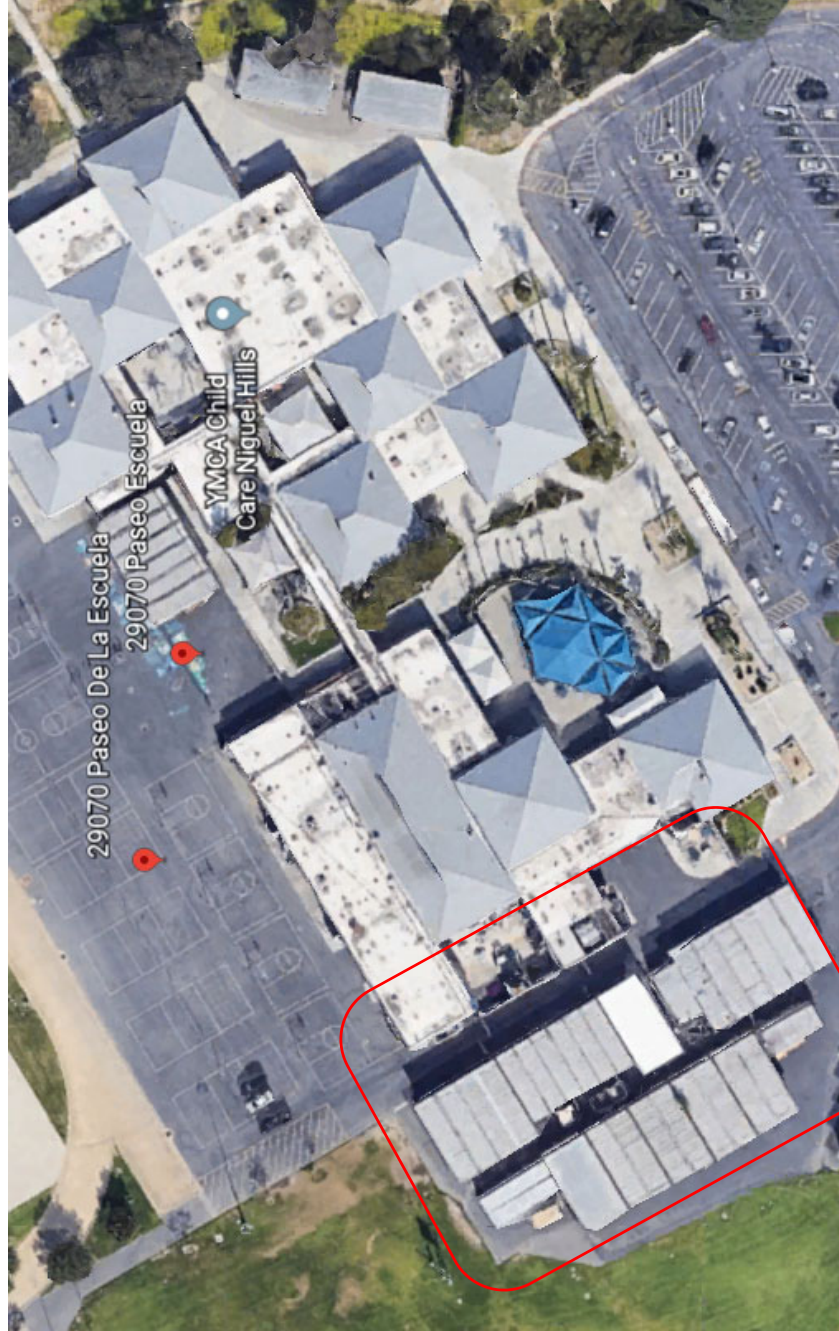
**Notes:**

- 1) Costs were prepared without a detailed facilities master plan.
- 2) Costs were prepared based on preliminary scope and without defined environmental requirements and design concepts. Once projects commence, costs may be subject to change.
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**Proposed New Classroom Buildings –Niguel Hills Middle School**



# Niguel Hills Middle School Renovation Project Cost

Modernizations/Renovations	Estimated Cost
Classroom Renovation	\$15,888,015
<b>Renovation Total</b>	<b>\$15,888,015</b>

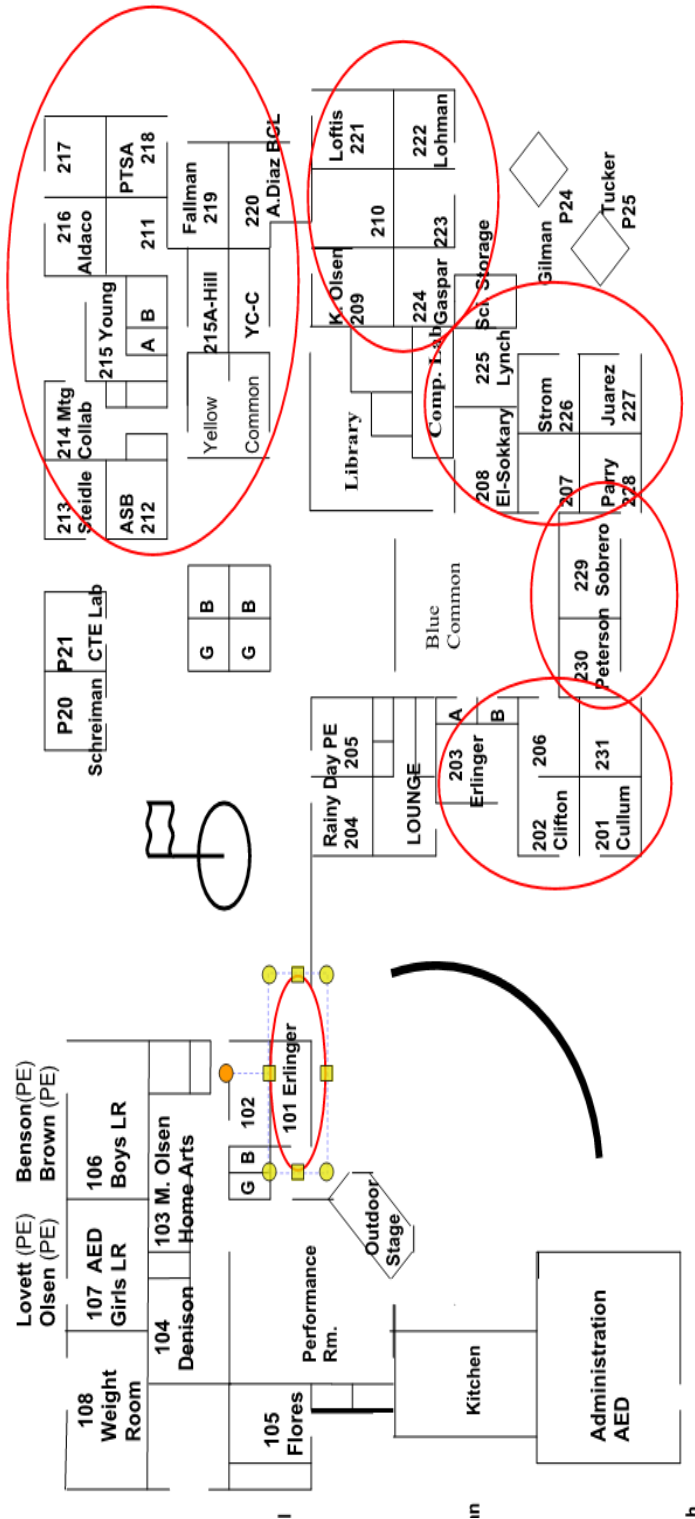
Current Scope Includes All New:

- Roof
- HVAC
- Electrical
- Lighting
- Technology infrastructure upgrades
- Doors and Hardware
- Paint
- Flooring
- Furniture
- Ceiling Tiles
- Window Coverings
- Accessibility Upgrades



# Proposed Renovated Classroom Buildings – Niguel Hills Middle School

IBI Office



## Facilities Assessment Re-costing Methodology – Western Region

1. Removed scope from Facility Condition Assessment that was for buildings that are being replaced with new structures
2. Removed scope from Facility Condition Assessment that was for buildings scheduled for renovation
3. Removed remaining scope that is not a priority I
4. Escalated remaining Facility Assessment Priority I to 2021 costs

# Executive Summary

Western Region Schools - Potential Bond Proceeds 293M					
School Name	Project Category				TOTAL
	New Buildings	Renovations	FCA - Priority I		
George White Elementary School (1990)			\$2,343,657		\$2,343,657
Hidden Hills Elementary School (1994)			\$2,849,829		\$2,849,829
John S. Malcom Elementary School (1994)			\$2,523,886		\$2,523,886
Laguna Niguel Elementary School (2002)			\$60,015		\$60,015
Marian Bergeson Elementary School (1988)			\$2,003,200		\$2,003,200
Moulton Elementary School (1975)			\$214,743		\$214,743
Niguel Hills Middle School (1976)	\$28,657,075	\$15,888,015	\$0		\$44,545,090
Aliso Niguel High School (1993)	\$41,336,600	\$52,523,253	\$0		\$93,859,853
Aliso Viejo Middle School (1993)			\$1,804,229		\$1,804,229
Canyon Vista Elementary School (2006)			\$1,403,314		\$1,403,314
Don Juan Avila Elementary School (2000)			\$210,971		\$210,971
Don Juan Avila Middle School (2000)			\$1,125,029		\$1,125,029
Oak Grove Elementary School (1995)			\$2,911,543		\$2,911,543
Wood Canyon Elementary School (1997)			\$2,090,743		\$2,090,743
Dana Hills Exceptional Needs Facility (1975)			\$325,680		\$325,680
Dana Hills High School (1973)	\$76,570,730	\$61,475,578	\$0		\$138,046,308
R.H. Dana Elementary School (1969)			\$3,539,500		\$3,539,500
CRA & OCASA Charter Schools at Crown Valley (1966)			\$2,791,500		\$2,791,500
Journey Charter School at Foxborough (1992)			\$1,395,000		\$1,395,000
<b>Subtotal by Category</b>	<b>\$146,564,405</b>	<b>\$129,886,846</b>	<b>\$27,592,839</b>		<b>\$304,044,090</b>

1) Costs were prepared without a detailed facilities master plan.

2) Costs were prepared based on preliminary scope and without defined environmental requirements and design concepts. Once projects commence, costs may be subject to change.

3) Costs presented are estimates only and are based on average industry pricing.



Bond approval creates eligibility for matching funds from state bonds. Western SFID Region will be eligible for \$50 Million for New Building Construction. Potential projects, to be prioritized:

School Name	New Buildings
George White Elementary School (1990)	\$21,193,744
Hidden Hills Elementary School (1994)	\$8,254,125
John S. Malcom Elementary School (1994)	\$17,459,994
Laguna Niguel Elementary School (2002)	\$4,029,061
Marian Bergeson Elementary School (1988)	\$9,474,300
Moulton Elementary School (1975)	\$11,704,400
Aliso Viejo Middle School (1993)	\$20,231,154
Canyon Vista Elementary School (2006)	\$0
Don Juan Avila Elementary School (2000)	\$19,316,175
Don Juan Avila Middle School (2000)	\$19,257,450
Oak Grove Elementary School (1995)	\$18,661,500
Wood Canyon Elementary School (1997)	\$14,355,000
R.H. Dana Elementary School (1969)	\$0
Dana Hills Exceptional Needs Facility (1975)	\$0
<b>Subtotal by Category</b>	<b>\$163,936,903</b>

(\$76 Million in state modernization. Eligibility is site specific.)



## Western SFID Summary

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Tax Levy \$34 per \$100,000 of assessed value

Total Bond amount \$300 million with a net \$293 million

Western SFID Boundaries to include Dana Point, Laguna Niguel and Aliso Viejo only

New Buildings and Renovation Projects will be focused at Dana Hills High School, Aliso Niguel High School and Niguel Hills Middle School

Remainder of the schools will focus on Priority I of the Facilities Condition Assessments

# Critical Milestones

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**June** - Final Western SFID Presentation

**July 17** – Resolution of Intentions to Form SFIDs for both Southern and Western Regions (Board Action)

**August 21** – First Reading of Ballot Measures for SFIDs (Information)

**September 18** – Second Reading of Ballot Measures for SFIDs (If Needed – Information)

**October 16** - Public Hearing and Final Board Action on Resolutions Establishing SFIDs and Resolutions Calling Elections for March 2020

**CAPISTRANO UNIFIED SCHOOL DISTRICT  
BOARD REPORT**

To: Board of Trustees

From: Clark Hampton, Deputy Superintendent, Business and Support Services

Prepared by: John Forney, Chief Facilities Officer

Date: June 26, 2019

Board Item: Presentation on the San Clemente High School Architectural Approach for Master Plan and Renderings

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**HISTORY**

Since late 2016, the District has been working with the Facilities and Finance Advisory Committee made up of community members from across all regions of the District to help the community understand the District's funding, facilities needs and options for funding these significant needs. In order to best determine the needs of its facilities, the District undertook an extensive facilities condition assessment (Kitchell Report) Districtwide.

The Board of Trustees has analyzed potential facilities bonds for the District during public meetings throughout this school year.

**BACKGROUND INFORMATION**

At the June 20, 2018 Board meeting, the Facilities and Finance Advisory Committee presented a proposal, developed in partnership with District staff, for potentially placing one or more regional bond measures on the March 2020 ballot. The committee also presented a summary timeline including tasks to be completed leading up to the Board of Trustees considering placing a measure(s) on the March 2020 ballot. The Board approved this timeline and regional bond measure approach. This item is to cover the San Clemente High School Architectural Approach for Master Plan and Renderings.

**CURRENT CONSIDERATIONS**

Staff will present a presentation on the San Clemente High School Architectural Approach for Master Plan and Renderings, per the proposed regional School Facilities Improvement District bond measure.

**FINANCIAL IMPLICATIONS**

There are no financial implications for this item.

**STAFF RECOMMENDATION**

District staff recommends the Board of Trustees receive the informational presentation on the San Clemente High School Architectural Approach for Master Plan and Renderings. This is an information item only and no Board action is necessary.

**PREPARED BY:** John Forney, Chief Facilities Officer

**APPROVED BY:** Clark Hampton, Deputy Superintendent, Business and Support Services



HMC Architects

06/26/2019 // San Clemente High School

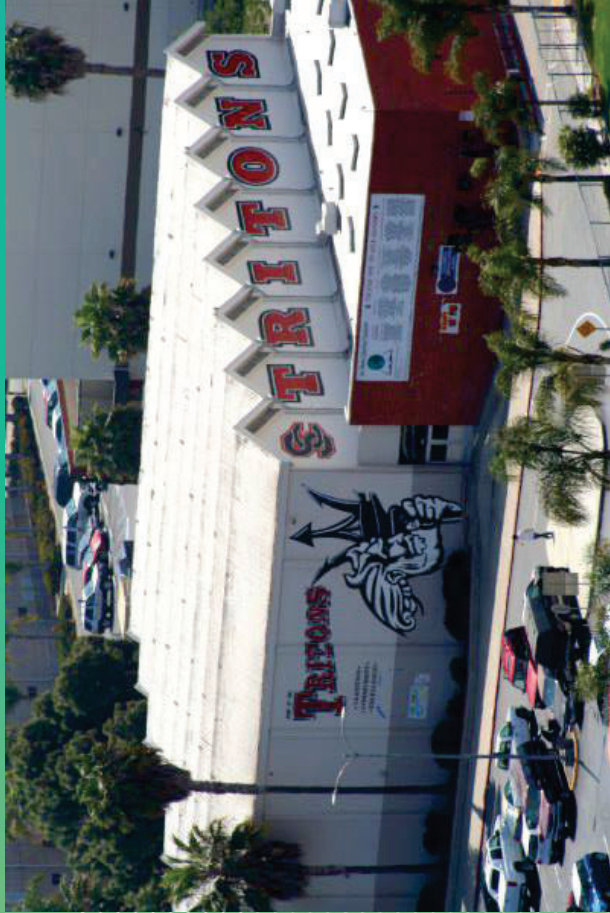


# Architectural History & Context





- Campus Opened: Fall 1964
- Architectural Style: Mid-Century Modern



# Campus History







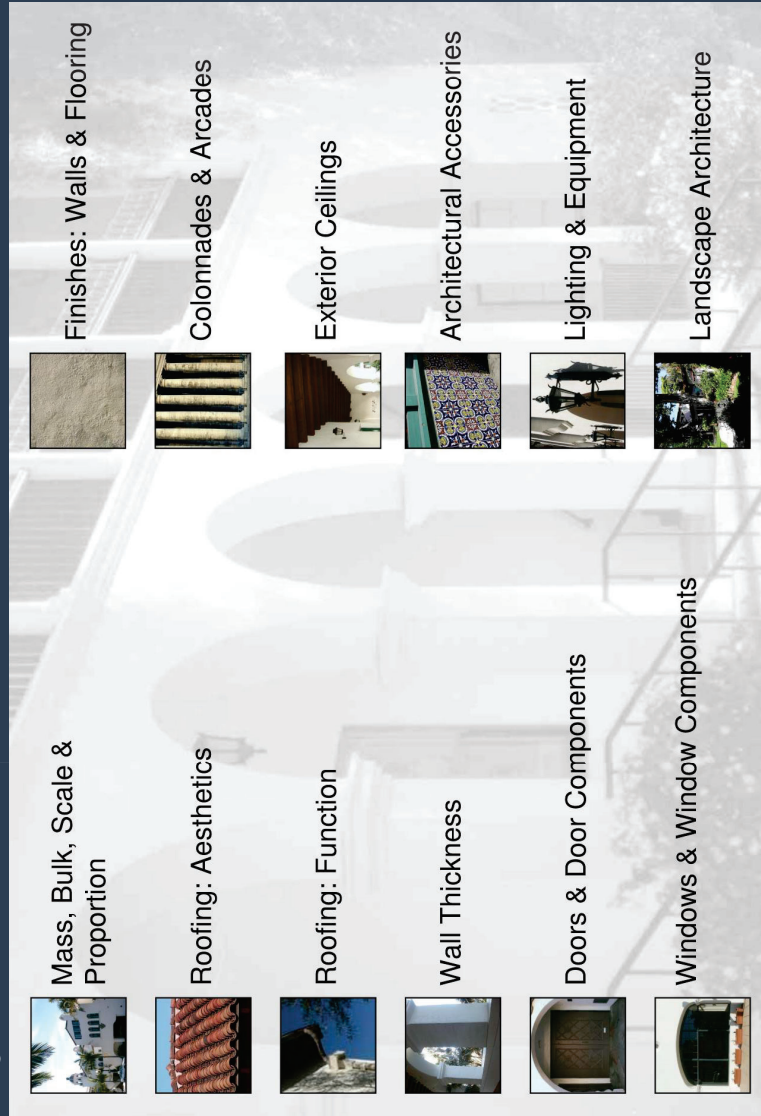
### Three Key Elements of Mid-Century Modern:

- A Clean, Minimalist Aesthetic
- An Emphasis on Bringing the Outdoors In
- Expressed Structure & Presence of Geometric Shapes



# Mid-Century Modern

## Key Elements of Spanish Colonial Revival:



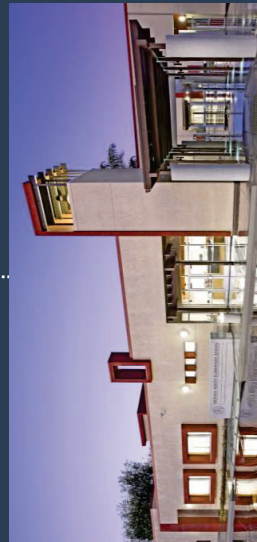
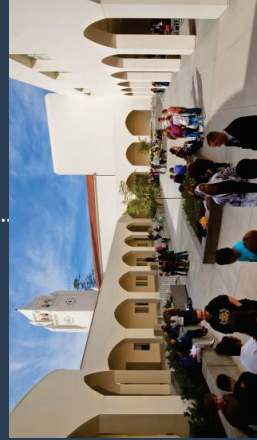
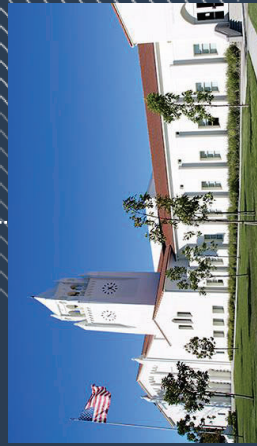
# Spanish Colonial Revival











# Style Spectrum



# Discussion